125.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,133,400 / 1,133,400
					USE VALUE:	1,133,400 / 1,133,400
					ASSESSED:	1,133,400 / 1,133,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WINDERMERE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALL DAVID D--ETAL
Owner 2:	JONER JO HANNAH
Owner 3:	
Street 1:	15 WINDERMERE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HALL DAVID D--ETAL -
Owner 2:	CLARK ELIZABETH BATELLE -
Street 1:	15 WINDERMERE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1903, having primarily Aluminum Exterior and 2929 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10400.000	469,900	4,700	658,800	1,133,400
Total Card	0.239	469,900	4,700	658,800	1,133,400
Total Parcel	0.239	469,900	4,700	658,800	1,133,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.98 | /Parcel: 386.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	469,700	4700	10,400.	658,800	1,133,200	1,133,200	Year End Roll	12/18/2019
2019	101	FV	373,600	4700	10,400.	695,400	1,073,700	1,073,700	Year End Roll	1/3/2019
2018	101	FV	370,100	4700	10,400.	512,400	887,200	887,200	Year End Roll	12/20/2017
2017	101	FV	370,100	4700	10,400.	490,400	865,200	865,200	Year End Roll	1/3/2017
2016	101	FV	370,100	4700	10,400.	453,800	828,600	828,600	Year End	1/4/2016
2015	101	FV	350,000	4700	10,400.	380,600	735,300	735,300	Year End Roll	12/11/2014
2014	101	FV	350,000	4700	10,400.	371,900	726,600	726,600	Year End Roll	12/16/2013
2013	101	FV	350,000	4700	10,400.	354,300	709,000	709,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HALL DAVID D--E	33050-254		6/13/2001	Family	100	No	No		
	20546-375		6/1/1990		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Inspected	CC	Chris C
3/17/2009	Inspected	189	PATRIOT
2/19/2009	Measured	372	PATRIOT
11/2/1999	Meas/Inspect	266	PATRIOT
8/3/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10400		Sq. Ft.	Site		0	90.	0.70	10									658,804						658,800	

Total AC/HA: 0.23875 | Total SF/SM: 10400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 658,804 | Spl Credit | Total: 658,800

PRINT

Date	Time
12/11/20	00:06:40

LAST REV

Date	Time
06/13/18	09:26:47

apro

PAT ACCT. 9667

User Acct: 80227
GIS Ref:
GIS Ref:
Insp Date: 05/17/18

!9667!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	80227
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1903	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11833179
Const Adj.:	1.00989902
Adj $ / SQ:	146.822
Other Features:	92000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638387
Depreciation:	168534
Depreciated Total:	469852

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

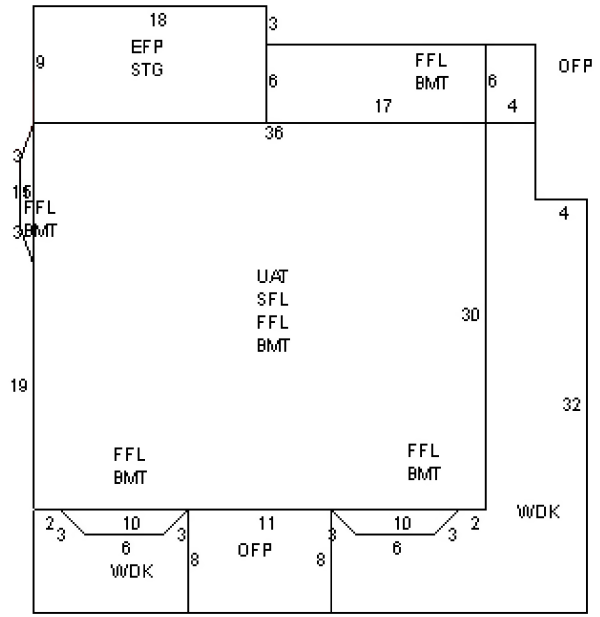
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.65
Special Features:	0	Val/Su Net:	102.76
Final Total:	469900	Val/Su SzAd	209.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,192	55.500	66,155
FFL	First Floor	1,192	146.820	175,012
SFL	Second Floor	1,050	146.820	154,163
WDK	Deck	440	8.350	3,676
UAT	Upper Attic	263	93.970	24,666
EFP	Enclos Porch	162	44.470	7,204
STG	Storage	162	7.310	1,184
OFP	Open Porch	112	31.540	3,533
	Net Sketched Area:	4,573	Total:	435,593

Size Ad	2242	Gross Are	5360	FinArea	2929

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		
UAT	100	FLA	80	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 125.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1950	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc